

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended which contract provides for financial assistance in the hereinafter indentified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination, because of race, color, sex, religion or national origin; and

WHEREAS, Pine Street Inn, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 50b in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

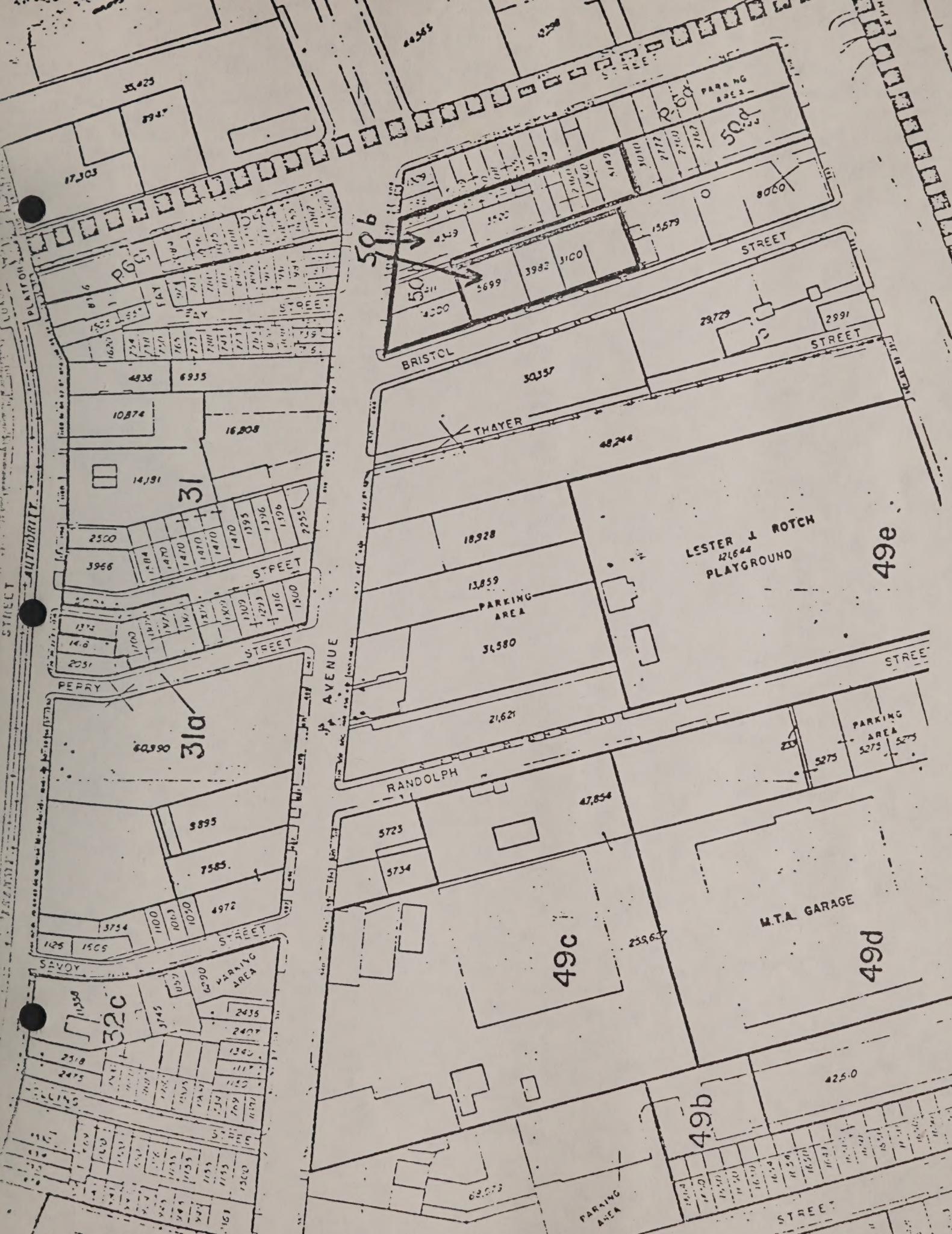
1. That Pine Street Inn, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel 50b in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within one-hundred eighty (180) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel 50b by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Pine Street Inn, Inc.

b. Address of Redeveloper: 8 Pine Street, Boston, Mass. 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
Boston Redevelopment Authority
(Name of Local Public Agency)

in South End Urban Renewal Authority
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
 is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

A corporation.

A nonprofit or charitable institution or corporation.

A partnership known as _____.

A business association or a joint venture known as _____.

A Federal, State, or local government or instrumentality thereof.

Other (explain) _____.

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
March 6, 1973

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

| <u>NAME, ADDRESS, AND ZIP CODE</u> | <u>POSITION TITLE (if any) AND PERCENT OF INTEREST</u> <u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u> |
|---|--|
| Rev. Francis H. Kelley, 240 Adams St. Dor. 02122 | Chairman |
| Rev. Walter Waldron, 75 Union Park St., South End, 02118 | Treasurer |
| Mr. Vincent McCarthy, Hale and Dorr, 28 State St. 02109 | Clerk |
| Rev. William Bene, 26 Lawrence St., Roxbury, 02108 | |
| Rev. Thomas D. Corrigan, 27 School St., Boston, 02108 | |
| Mr. Edward Doherty, 20 Church St., Boston, 02116 | |
| Mr. Elliot Friedman, 175 Fuller St., Brookline, 02146 | |
| Rev. William Joy, One Monument Sq. Charlestown, 02129 | |
| Mrs. Kathleen Kenney, 36 Haveland Rd., Quincy, 02170 | |
| Dr. Velandy Manohar, Boston City Hospital, Boston, 02118 | |
| Rev. William Mullin, 377 Walnut Ave. 02119 | |
| Ms. Gail Pisarcik, Box 444, 35 Northhampton St. Boston, 02118 | |
| Ms. Charlene Rivera, 29 Custer St. Jamaica Plain, 02130 | |
| Mr. Robert Walsh, BRA Boston City Hall, Boston, 02201 | |
| 6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper): | |

| <u>NAME, ADDRESS, AND ZIP CODE</u> | <u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u> |
|---|--|
| Pine Street Inn, Inc., is a charitable corporation and has no stockholders. | |

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

Not applicable

1 If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE MONTHLY RENTAL | ESTIMATED AVERAGE SALE PRICE |
|--------------------------------|-------------------------------------|---------------------------------|
| | \$ | \$ |

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

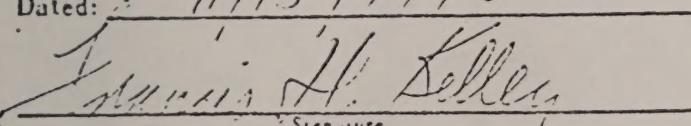
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales' prices:

CERTIFICATION

I (We) Francis H. Kelley, President of Pine Street Inn, Inc. certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 11/15/1974

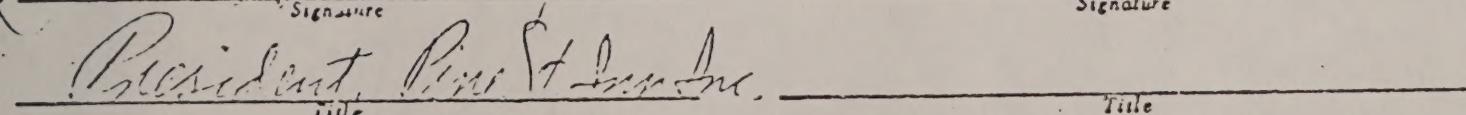
Dated: _____



Signature _____

Signature

Title _____



Title

Address and ZIP Code _____

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry in a matter within the jurisdiction of any Department

Pine Street Inn, Inc.
Multi-Service Facility for Homeless Men

8 PINE STREET
BOSTON, MASSACHUSETTS 02111
TEL. 482 4944

Executive Director
PAUL D. SULLIVAN

Asst. Director
JOHN A. ROOT

December 9, 1974

Boston Redevelopment Authority
City Hall
Boston, Massachusetts

Dear Sirs:

This letter will serve to advise you that the undersigned have not utilized their present position or former position in the selection of Pine Street Inn, Inc., as redeveloper in Parcel 50B in the South End Urban Renewal Area.

Moreover, the undersigned have not participated and will not participate in any direct or indirect action by Pine Street towards its relocation, designation or redevelopment.

Sincerely,

Kathleen Kenney
Mrs. Kathleen Kenney
36 Haveland Road
Quincy, Massachusetts 02170

Elliot Friedman
Mr. Elliot Friedman
175 Fuller Street
Brookline, Massachusetts 02146

Robert F. Walsh
Mr. Robert F. Walsh
111 Meadowbrook Road
Hanover, Massachusetts 02339

December 19, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY

SUBJECT: SOUTH END URBAN RENEWAL AREA MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER, PARCEL 50B

SUMMARY: This memorandum recommends the tentative designation of the Pine Street Inn as redeveloper for Parcel 50B in the South End Urban Renewal Area.

Parcel 50B consists of approximately 28,000 square feet of land between Harrison Avenue, Bristol, and East Berkeley Streets in the South End Urban Renewal Area.

The Pine Street Inn, located at 8 Pine Street, Boston, will be required to relocate from its present location in accordance with the development plans for the South Cove Urban Renewal area. Consequently, Pine Street Inn has submitted a development scheme for Parcel 50B in the South End.

The proposed Pine Street facility will include the rehabilitation of four (4) buildings with two buildings to be demolished to provide necessary open space. The facility which provides for homeless and indigent men, will include kitchen and dining areas, dormitory space, medical support services, and counseling areas.

Pine Street has applied for State funding under Chapter 667. Its proposal has been approved by the Boston Housing Authority and an application has been submitted to the Department of Community Affairs. It is appropriate for the Authority to designate Pine Street at this time in that the State requires site approval prior to final approval of the application for funding.

I therefore recommend that the Authority tentatively designate the Pine Street Inn, as redeveloper of Parcel 50B in the South End Urban Renewal Area. This tentative designation is contingent upon compliance with the attached vote and resolution.

An appropriate Resolution is attached.

VOTED: That the Boston Redevelopment Authority hereby adopts the attached Resolution tentatively designating Pine Street Inn, Inc., as Developer of Disposition Parcel 50B in the South End Urban Renewal Area subject to the following:

1. The proposed facility accommodate a maximum of 350 men.
2. That the Pine Street Board of Directors be expanded to include South End Residents.
3. That the Director of the Boston Redevelopment Authority appoint a committee to participate in the finalization of the program, plans, and specifications of the new facility. This committee to include, among others, residents of the South End who have expressed opposition to the facility.
4. Boston Redevelopment Authority and Pine Street Inn, Inc., will make every effort, in cooperation with the South End community, to insure the removal of various liquor licenses which are found to be a blighting influence on the South End and counter productive to the continuous growth and stablization of the South End community.